

ORDINANCE NO. 2025-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ACCEPTING AND APPROVING A VOLUNTARY PETITION FOR ANNEXATION, ANNEXING INTO THE CITY A CERTAIN CONTIGUOUS PARCEL OF LAND GENERALLY LOCATED AT 7201 79TH STREET NORTH TOGETHER WITH THE ADJACENT RIGHT-OF-WAY OF 79TH STREET NORTH, 72ND AVENUE NORTH AND LEGALLY DESCRIBED AND DEPICTED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; PROVIDING FOR AMENDMENT OF THE LEGAL DESCRIPTION OF THE CORPORATE BOUNDARIES OF THE CITY; PROVIDING FOR THE ASSIGNMENT OF CITY ZONING CLASSIFICATION; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES CONFLICTING HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. (AX-2025-00004, CRAIG W. ANDERSON).

WHEREAS, 7201 79th Street North is located in an unincorporated area of Pinellas County, Florida, and contiguous to the City of Pinellas Park; and

WHEREAS, the property owner has petitioned City Council requesting that said property be annexed into the City of Pinellas Park, Florida by executing a voluntary Annexation Agreement and Petition ("Petition"), as required by Sec. 171.044, Fla. Stats.; and

WHEREAS, the City Council approves the Petition, attached hereto as Exhibit "B" and finds that it bears the signatures of all property owners in the area to be annexed; and

WHEREAS, the east half of the right-of-way of 79th Street North, adjacent to and extending along the frontage of 7201 79th Street North, and continuing south across 72nd Avenue North to include the east half of the right-of-way adjacent to 7189 79th Street North, shall be annexed into the City of Pinellas Park, Florida together with 7201 79th Street North; and

WHEREAS, the full width of the right-of-way of 72nd Avenue North, beginning at the southern boundary of 7201 79th Street North and extending east to the easternmost property lines of 7831 72nd Avenue North and 7188 78th Street North, shall be annexed into the City of Pinellas Park, Florida; and

WHEREAS, all requirements of Florida Statutes, Chapter 171, pertaining to the voluntary annexation have been complied with.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1: That the City Council hereby accepts and approves the Petition, attached hereto as Exhibit "B", and finds that it bears the signatures of all property owners of the property to be annexed.

SECTION 2: That the land lying in an unincorporated area of Pinellas County, Florida, and contiguous to the City of Pinellas Park, generally located at 7201 79th Street North together with the adjacent right-of-way of 79th Street North, 72nd Avenue North and legally described and depicted in Exhibit “A” which is attached hereto and made a part hereof, is hereby annexed into the City of Pinellas Park.

SECTION 3: That the legal description of the corporate boundaries of the City of Pinellas Park, Florida, is hereby amended to include the land herein annexed. The legal description of the City of Pinellas Park, Florida, contained in the City Charter, and all official City maps and other official documents shall be amended accordingly.

SECTION 4: That the land herein annexed shall be assigned the City zoning classification of Single-Family Residential (R-1) which is the closest compatible to the County Single-Family Residential(R-3) zoning on the subject parcel at the time of annexation.

SECTION 5: That the City Zoning Map is hereby amended to conform to the provisions of this Ordinance.

SECTION 6: That all Ordinances, or parts of Ordinances, in conflict with the provisions of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 7: That this Ordinance shall become effective thirty (30) days after its final passage and adoption.

PUBLISHED THE _____, DAY OF _____, 2025.

FIRST READING _____, DAY OF _____, 2025.

PUBLIC HEARING THE _____, DAY OF _____, 2025.

PASSED THIS _____, DAY OF _____, 2025.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS _____, DAY OF _____, 2025.

Sandra L. Bradbury
MAYOR

ATTEST:

Jennifer R. Carfagno, MMC
CITY CLERK

Business Impact Estimate

This form must be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: **Ordinance 2025-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ACCEPTING AND APPROVING A VOLUNTARY PETITION FOR ANNEXATION, ANNEXING INTO THE CITY A CERTAIN CONTIGUOUS PARCEL OF LAND GENERALLY LOCATED AT 7201 79TH STREET N. TOGETHER WITH THE ADJACENT RIGHT-OF-WAY OF 79TH STREET NORTH, 72ND AVENUE NORTH AND LEGALLY DESCRIBED AND DEPICTED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; PROVIDING FOR AMENDMENT OF THE LEGAL DESCRIPTION OF THE CORPORATE BOUNDARIES OF THE CITY; PROVIDING FOR THE ASSIGNMENT OF CITY ZONING CLASSIFICATION; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES CONFLICTING HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. (AX-2025-00004, CRAIG W. ANDERSON).

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

If one or more boxes are checked below, this means the City is of the view that a business impact estimate is ***not*** required by state law¹ for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☒ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in Florida

¹ See Section 166.041(4)(c), Florida Statutes.

Statutes § 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under Florida Statutes § 163.3220-163.3243;

- b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City;
- c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The proposed ordinance annexes one parcel of land at 7201 79th Street North, along with adjacent rights-of-way on 79th Street North and 72nd Avenue North, into the City of Pinellas Park. The public purpose is to promote orderly growth, efficient provision of municipal services, and consistency with the City's long-range planning and urban service area goals. The annexation supports the health, safety, and welfare of the public by ensuring coordinated development, access to municipal infrastructure, and consistent regulatory enforcement.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the city, if any:

This annexation ordinance is not anticipated to have a direct negative economic impact on private, for-profit businesses. The ordinance changes jurisdictional boundaries without creating new regulations that affect business operations.

(a) An estimate of direct compliance costs that businesses may reasonably incur:
None. There are no compliance costs expected for any business entity.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible:
None. No new fees or charges are imposed.

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:
There are no new regulatory costs. Staff time related to this annexation is absorbed within existing operational budgets. No new revenues are generated.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

Zero (0) businesses are expected to be directly impacted. The parcel is currently used for residential purposes, and the annexation does not involve or border any active commercial establishments.

4. Additional information the governing body deems useful (if any):

This annexation supports long-range planning efforts and enhances municipal control over urban service delivery. Inclusion of adjacent right-of-way improves jurisdictional clarity and emergency service response coordination. No adverse business impacts are anticipated.

SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 30 SOUTH, RANGE 15 EAST

EXHIBIT "A"

DESCRIPTION AND SKETCH

SUBJECT TAX PARCEL ID: 25-30-15-19620-001-0100
#7201 79TH STREET NORTH, PINELLAS PARK, FL 33781
OFFICIAL RECORDS BOOK 9205, PAGES 0369-0370

LEGAL DESCRIPTION:

LOTS 10 AND 11, BLOCK 1, CROSS BAYOU PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 22, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND TOGETHER WITH A PORTION OF 72ND AVENUE NORTH RIGHT-OF-WAY (60 FOOT WIDE PUBLIC RIGHT-OF-WAY) AND ALSO TOGETHER WITH A PORTION OF 79TH STREET NORTH RIGHT-OF-WAY (60 FOOT WIDE PUBLIC RIGHT-OF-WAY), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 18, BLOCK 3, FIRST ADDITION TO CROSS BAYOU PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE 83 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND RUN THENCE S.00°08'42"W. ALONG THE EAST RIGHT-OF-WAY LINE OF 79TH STREET NORTH A DISTANCE OF 63.58 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18, BLOCK 3, THENCE RUN N.89°51'18"W. ALONG A WESTERLY PROLONGATION OF THE SOUTH LINE THEREOF A DISTANCE OF 30.00 FEET TO THE CENTERLINE OF SAID 79TH STREET NORTH; THENCE RUN N.00°08'42"E. ALONG SAID CENTERLINE A DISTANCE OF 244.13 FEET TO A POINT ON A WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 10, BLOCK 1 OF SAID PLAT OF CROSS BAYOU PARK; THENCE RUN S.88°49'42"E. ALONG SAID WESTERLY PROLONGATION AND NORTH LINE A DISTANCE OF 130.00 FEET TO A POINT; THENCE RUN S.00°08'42"W. ALONG THE EAST LINE OF SAID LOTS 10 AND 11, BLOCK 1 A DISTANCE OF 120.00 FEET TO A POINT ON THE SOUTH LINE OF BLOCK 1; THENCE RUN S.88°49'42"E. ALONG SAID SOUTH LINE A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF LOT 12, BLOCK 1; THENCE RUN S.00°08'42"W. A DISTANCE OF 60.01 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 3, OF SAID PLAT OF FIRST ADDITION TO CROSS BAYOU PARK; THENCE RUN N.88°49'42"W. ALONG THE NORTH LINE OF SAID BLOCK 3 A DISTANCE OF 200.00 FEET TO THE AFORESAID NORTHWEST CORNER OF LOT 18, BLOCK 3 AND THE POINT OF BEGINNING.

CONTAINING 31,313.88 SQUARE FEET OR 0.7189 ACRES MORE OR LESS.

THIS DESCRIPTION AND SKETCH IS BASED ON THE RECORDED PLAT

Basis of Bearings:

NORTH RIGHT-OF-WAY LINE OF 72ND AVENUE
NORTH AS BEING N.88°49'42"W., PER PLAT BOOK
35, PAGE 22.

THIS DESCRIPTION AND SKETCH IS NOT VALID

REVISED: 7/14/25
PREPARED: 6/20/25

FOR: CITY OF PINELLAS PARK

AND COMPLETE WITHOUT ALL 3 SHEETS

THIS IS NOT A SURVEY

This Description and Sketch was prepared without the benefit of a title search and is subject to all easements, rights-of-way, and other matters of record.

NOTE: Description and Sketch not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

Job: 2506-30B
Drawn: DS

I hereby certify that the Description and Sketch represented hereon meets the requirements of Chapter 461, Florida Administrative Code.
JOHN O. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. 760

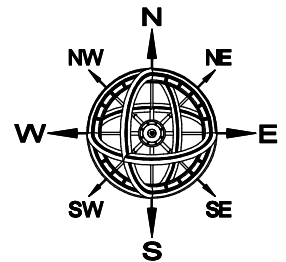
Prepared by:
JOHN C. BRENDLA AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546

SHEET 1 OF 3

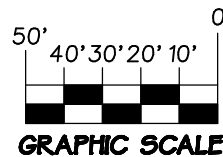
SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 30 SOUTH, RANGE 15 EAST

SKETCH OF DESCRIPTION

SUBJECT TAX PARCEL ID: 25-30-15-19620-001-0100
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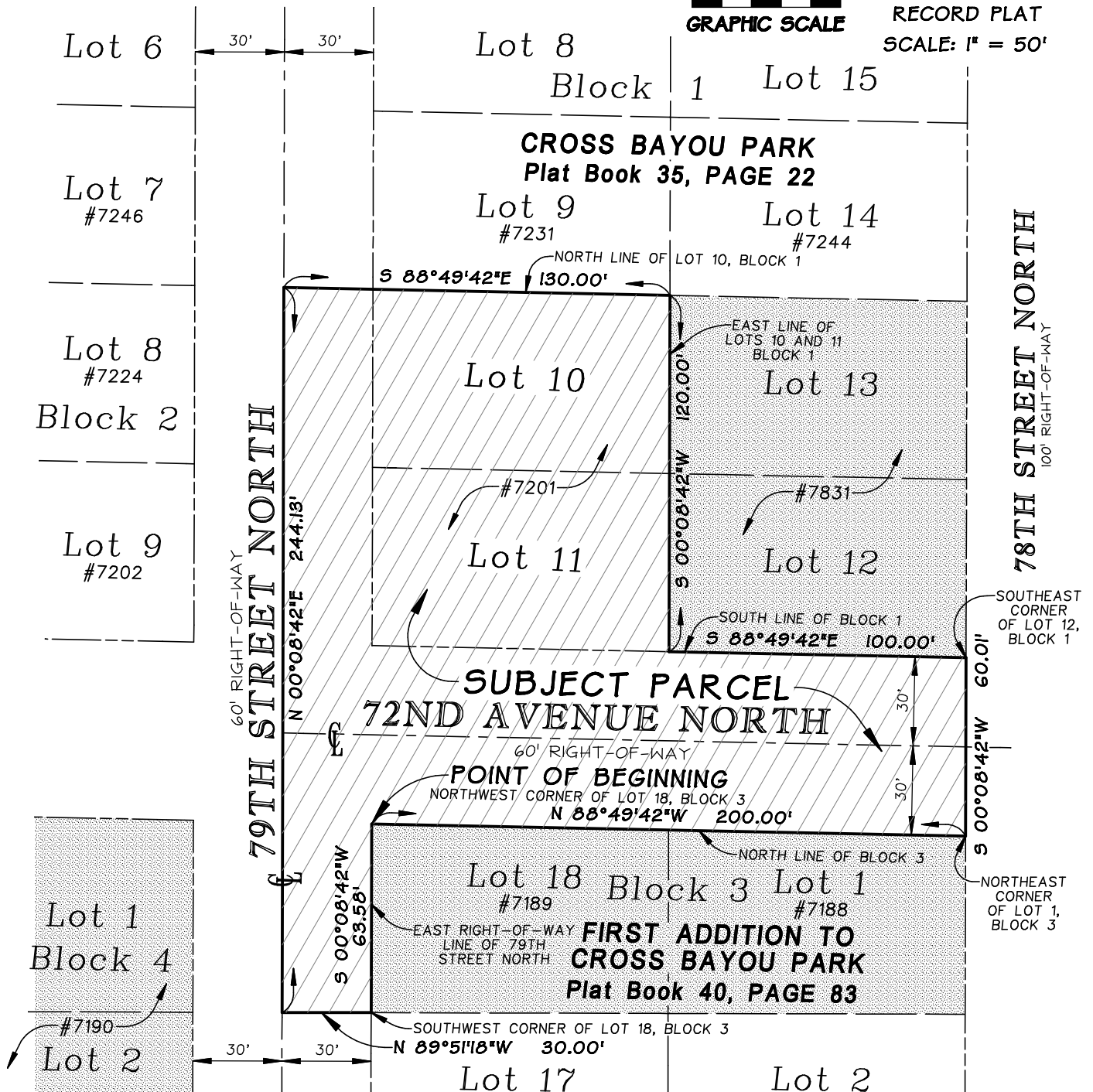


NORTH BASIS:
RECORD PLAT
SCALE: 1" = 50'



ABBREVIATIONS:

CL = CENTERLINE



Job: 2506-30B
Drawn: DS

FOR: CITY OF PINELLAS PARK

THIS IS NOT A SURVEY

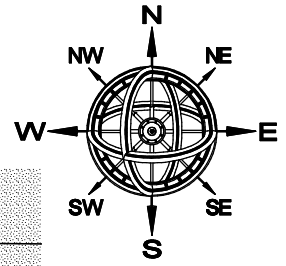
THIS DESCRIPTION AND SKETCH IS NOT VALID
AND COMPLETE WITHOUT ALL 3 SHEETS

SHEET 2 OF 3

SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 30 SOUTH, RANGE 15 EAST

SKETCH OF DESCRIPTION

SUBJECT TAX PARCEL ID: 25-30-15-19620-001-0100
#7201 79TH STREET NORTH, PINELLAS PARK, FL 33781
OFFICIAL RECORDS BOOK 9205, PAGES 0369-0370



NOT TO SCALE

PARK BOULEVARD (74TH AVENUE NORTH)

79TH STREET NORTH

SUBJECT
PROPERTY

72ND AVENUE N

78TH STREET NORTH

72ND AVENUE NORTH

77TH STREET NORTH

71ST AVENUE NORTH

70TH AVENUE N

70TH AVENUE N

Job: 2506-30B
Drawn: DS



LANDS ANNEXED BY THE
CITY OF PINELLAS PARK

FOR: CITY OF PINELLAS PARK

THIS IS NOT A SURVEY

THIS DESCRIPTION AND SKETCH IS NOT VALID
AND COMPLETE WITHOUT ALL 3 SHEETS

SHEET 3 OF 3

ANNEXATION AGREEMENT AND PETITION

THIS AGREEMENT made and entered into this _____ day of _____, 2025, by and between the **CITY OF PINELLAS PARK**, a municipal corporation, whose mailing address is P.O. Box 1100, Pinellas Park, FL 33780 hereinafter referred to as "CITY", and **Craig W. Anderson**, hereinafter referred to as "OWNER" (*"OWNER" is used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders, as context requires*). "CITY" and "OWNER" are hereinafter collectively referred to as the "Parties" hereto. This Agreement shall be deemed to be entered into, dated and effective upon its execution by the Mayor and approved by the City Attorney of Pinellas Park, after City Council action approving of this Agreement.

WITNESSETH:

WHEREAS, the OWNER fully warrants that it is the fee simple OWNER of the real property located at 7201 79th Street North, Tax Parcel Identification Number 25-30-15-19620-001-0100 and more particularly described and depicted in Exhibit "A" attached hereto (hereinafter referred to as "Property"), which is presently located in an unincorporated area of Pinellas County; and

WHEREAS, the Parties have determined that annexation of the Property would be beneficial to both Parties, and the Property currently does meet the requirements for voluntary annexation into the CITY as required by Chapter 171, Florida Statutes; and

WHEREAS, the OWNER desires that the Property be annexed into the municipal boundaries of the City of Pinellas Park, and the CITY desires to annex the Property (Case No. AX-2025-00004).

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged by both Parties, it is hereby agreed by and between the Parties as follows:

1. All of the above recitals are true and correct and are hereby incorporated herein and made a part hereof.
2. The decision to annex the OWNER'S Property is a legislative act of the CITY which is, and shall remain, within the exclusive legislative discretion of the CITY and this Agreement may not be enforced to require the CITY to annex the subject Property. In the event that

EXHIBIT B
AX 2025-00004

the CITY shall legislatively determine not to annex the Property, the Parties shall be relieved of any further performance hereunder. In such event this Agreement shall have no continuing force and effect, and all parties shall be fully released without obligation to, liability to, or responsibility to either of them for any further performance or monetary damages arising from this Agreement.

3. The OWNER represents and warrants to the CITY that there are no liens, mortgages or other encumbrances on the Property that, if foreclosed, will cause any portion of this Agreement to be ineffective relative to the OWNER'S obligations to otherwise perform the OWNER'S obligations under this Agreement. If, for any reason, any obligation of the OWNER shall be deemed void, unenforceable or ineffective because of the presence of a lien or encumbrance against the Property, any further obligation of the CITY to perform under this Agreement as to the OWNER, or to provide any other benefit to be derived by the OWNER from the terms of this Agreement shall be null and void and in no further force and effect. It shall be the OWNER'S obligation to provide the necessary subordination or other documentation upon the execution of this Agreement to fully waive or otherwise subordinate the interest or any mortgagees, lienholders or other persons or entities having liens, property interests or encumbrances upon the Property.
4. None of the provisions of this Agreement shall be deemed in any manner to amend, modify or otherwise change any of the provisions or regulations or ordinances of the City of Pinellas Park or any other governmental agency or to allow a performance standard less than is otherwise required under the terms of those regulations or ordinances. Nothing contained in this Agreement shall be deemed to limit, in any manner whatsoever, the right of the City Council, now or in the future, to amend its development regulations, building codes, zoning codes, land use plans, or in any way preclude the City Council from enacting laws and ordinances for the protection of the public health, safety and welfare in a manner that could otherwise do if this Agreement had never been executed and was not in existence.
5. This Annexation Agreement and corresponding Petition meet the prerequisites for voluntary annexation in accordance with Section 171.044, Florida Statutes. Further, the OWNER shall, when requested to do so by the CITY, perform all such actions as may be necessary to execute and complete the Voluntary Annexation by the CITY of the Property. The CITY shall, after the completion of such actions, commence the appropriate voluntary annexation proceedings.

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AX 2025-00004

6. Prior to annexation of the said Property by the CITY, the OWNER shall be permitted to commence and/or to proceed with the development of the said Property in strict accordance with the legal requirements of Pinellas County, Florida. However, upon annexation, all further or continuing development of the said Property (regardless of when the same is commenced) shall strictly comply with all applicable CITY ordinances, resolutions, and codes, including site plan review procedures for each individual structure. Nothing herein shall be construed to excuse or release OWNER from compliance with the applicable laws, rules, and regulations of any other governmental entities, including but not limited to legal requirements for obtaining environmental permits.
7. The City Council, acting in its legislative capacity and within its discretion, shall apply such zoning and land use designations to the Property as it deems appropriate and in accordance with the nature of the Property to be annexed herein. The said zoning and land use designation shall be applied to the Property following the effective date of the annexation of the Property. The City Council is presently considering the adoption of Ordinance _____ amending the land use designation on the subject Property to Residential Low Medium (RLM). Simultaneously the City Council is considering the adoption of Ordinance _____ zoning the said Property following annexation to Single-Family Residential (R-1). The said ordinances will be considered for adoption subsequent to the annexation of the Property into the City of Pinellas Park and shall be entirely within the legislative discretion of the City Council following public hearings on the subject land use plan designation and zoning designation and shall be and shall remain entirely within the legislative discretion of the City Council and nothing in this Agreement shall bind the City Council to the adoption of the above named ordinances relative to the specific land use plan designation or zoning designation to be applied to the Property. Both Parties recognize that the CITY cannot adopt land use plan designation ordinances or zoning ordinances until the Property is annexed into the City of Pinellas Park. In the event that for any reason Ordinance _____ and Ordinance _____ are not adopted to assign a land use designation of Residential Low Medium (RLM) and a zoning designation of Single-Family Residential (R-1) to the Property, the parties will mutually cooperate to attempt to return the parties to their positions that they occupied prior to the annexation of the Property and entry into this Agreement.
8. Nothing in this Agreement or otherwise shall be construed as requiring the CITY to

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construct or install any water or sanitary sewer lines or other improvements of any kind upon the above-referenced Property. Should it become necessary for the City to extend water or sanitary sewer lines to the Property line to meet the needs of the Owner the Owner will be obligated to reimburse the City for all costs incurred by the City for said extensions.

10. The OWNER further acknowledges that this Agreement shall be recorded in the Public Records of Pinellas County, Florida, and shall constitute a covenant running with the Property.
11. The Parties recognize that the damages for breach of the other party of the terms of this Agreement may be difficult or impossible to ascertain. The parties specifically waive any right of claim for monetary damages against the other party. The parties further recognize that there may be no adequate remedy at law for any such breach. Accordingly, the parties agree that either mandamus, specific performance or injunctive relief (either prohibitory or mandatory, both temporary and permanent) is an appropriate remedy in the event of breach, whether actual or anticipatory, of this Agreement.
12. The Parties further agree that the annexation of the Property into the City of Pinellas Park shall not, of itself, grant or confer and development rights upon the Owner, or otherwise limit or modify the application of all city ordinances which would otherwise impact the Property in accordance with the provisions of Chapter 171, Florida Statutes, or special laws applicable in Pinellas County regarding voluntary annexations as is otherwise applicable to all lands being annexed into the City of Pinellas Park.
13. This Agreement shall be binding upon the Parties, their successors, assigns, and legal representatives; provided, however, that nothing herein shall be construed to prevent the sale or other transfer of the Property by OWNER or any of its successors in title subject to the provisions hereof.
14. This document embodies the whole agreement of the Parties. There are no promises, terms, or conditions, other than those contained herein, that have been agreed to between the Parties This Agreement shall supersede all previous communications, representations, and/or agreements, whether written or verbal between the Parties hereto. This Agreement may be modified only in writing executed by the Parties and/or their successors in title, as the case may be, with the same formality as this Agreement, as the case may be with the same formality as this Agreement.
15. This Agreement shall be construed and enforced in accordance with, and governed

EXHIBIT B
AX 2025-00004

by, the laws of the State of Florida.

16. In the event either party institutes a legal proceeding against the other party, to enforce the terms of this Agreement or for breach of any of the terms, conditions or covenants of this Agreement, the prevailing party shall be entitled to recover from the other party its reasonable attorney's fees, paralegal fees and costs, both at the trial and appellate levels.
17. In the event a third party institutes a legal proceeding against the CITY and/or the OWNER, regarding the enforceability of the Agreement or any other matters arising out of or related to this Agreement or the annexation of the Property, then in such event OWNER shall pay all costs, fees, charges and expenses of CITY relative thereto, including but not limited to attorneys fees and paralegal fees at both the trial and appellate levels.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and year first above written.

CITY OF PINELLAS PARK
a Florida municipal corporation

ATTEST:

Jennifer Carfagno, MMC, City Clerk

By: _____
Sandra L. Bradbury, Mayor

APPROVED AS TO FORM:

Randol Mora, B.C.S.
City Attorney

EXHIBIT B
AX 2025-00004

Witnesses:

7201 79th Street North

Printed Name: _____

By: _____
Craig W. Anderson, Owner

Printed Name: _____

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online authorization, by Craig W. Anderson, as Owner of 7201 79th Street North, who ☐ is personally known to me or ☐ has produced _____ as identification, this _____ day of _____, 2025.

Notary Public, State of Florida

My Commission Expires:

CADS 25-159 through 161 | Attorney Review and Response

1 message

Randy Mora <Randy@cityattorneys.legal>

Tue, Aug 5, 2025 at 5:13 PM

To: Brian Ellis <bellis@pinellas-park.com>, Erica Lindquist <elindquist@pinellas-park.com>, Nick Colonna <ncolonna@pinellas-park.com>, Aaron Petersen <apetersen@pinellas-park.com>

Cc: City Clerks <cityclerk@pinellas-park.com>, City Legal <citylegal@pinellas-park.com>, Zoe Rawls <zoe@cityattorneys.legal>, "James W. Denhardt" <denhardtllaw@aol.com>, Tammi Bach <Tammi@cityattorneys.legal>

Brian,

We have reviewed the requests to review these three CADs in connection with an annexation. Commentary is as follows:

- **CAD 25-159 - Annexation Agreement – *Limited comments attached and below***
 - As a matter of formatting, we've inserted "Exhibit B" on every page of this document, since it should be attached to the Annexation Ordinance as Exhibit B. This is purely stylistic and not legal in nature. Feel free to handle this differently, just make clear that it is included as Exhibit B to the Annexation Ordinance.
 - I have not reviewed the details for the Owner, and property site and defer to City staff in that respect.
- **CAD 25-160 – Annexation Ordinance – *Limited comments attached and below***
 - The attached redlined ordinance includes language indicating approval of the Annexation Agreement and Petition by the City Council which is required by [Sec. 171.044, Fla. Stats.](#)
 - The ordinance also references the Annexation Agreement attached as "Exhibit B". Please independently confirm that the requisite signatures, property descriptions, etc are present and accurate
 - As a consideration, the City may wish to consider making the effective date 30 days after adoption to account for the 30-day appeal period in [Sec. 171.081, Fla. Stats.](#). To be clear, this is not a statutory requirement but makes it cleaner if major work, development, etc. commences as soon as property annexed and an annexation challenge comes in during the 30-day period. Ultimately, either way is fine, but it is up to the City how it wishes to proceed.
- **CAD 25-161 – LUPA Ordinance – *No recommended revisions.***

Randy D. Mora, Esq., B.C.S.



Trask Daigneault, LLP

Harbor Oaks Professional Center

Prepared by: Brian Ellis
Associate Planner

I. APPLICATION DATA

- A. **Case Number:** AX-2025-00004, LUPA-0625-00005
- B. **Location:** East side of 79th Street N, North of 72nd Ave N
1. **Address:** 7201 79th St. N Pinellas Park FL 33781
2. **Parcel Number:** 25-30-15-19620-001-0100
- C. **Request:** The Applicant desires to join the City of Pinellas Park in order to receive the benefits of specific City services.
- D. **Applicant:** Craig W. Anderson
- E. **PARC Meeting:** July 22, 2025
- F. **Public Hearings:**
- Planning & Zoning Commission Hearing Date:** September 4, 2025
Advertising Date: August 20, 2025
- City Council (1st Reading) Date:** October 9, 2025
- City Council (2nd Reading) Public Hearing Date:** October 23, 2025
Advertising Date: October 8, 2025

II. BACKGROUND INFORMATION

1. **Previous Land Use Plan or Zoning Amendments:** None on record
2. **Permits and Development:** None on record
3. **Previous Approvals:** None on record
- C. **Existing Use:** Single-family residential
- D. **Proposed Use:** Single-family residential (no change)
- E. **Current Future Land Use:** Pinellas County Residential Urban (RU)
- F. **Proposed Future Land Use:** City of Pinellas Park Residential Low Medium (RLM)
- G. **Current Zoning District:** Pinellas County Single Family Residential (R-3)

H. **Proposed Zoning District:** City of Pinellas Park Single Family Residential (R-1)

I. **Flood Zone:** The property is located in Flood Zone AE, which is a high-risk flood zone.

J. **Evacuation Zone:** The subject property is in Evacuation Zone B, which is the second level to evacuate in preparation for a storm. Zone B is evacuated when storm surge height is predicted to be between 12 and 17 feet above sea level.

K. **Vicinity Characteristics:**

| | Zoning | Land Use | Existing Use |
|-------|--------------|-------------|---------------------------|
| North | R-3 (County) | RU (County) | Single Family Residential |
| South | R-1 (City) | RLM (City) | Single Family Residential |
| East | R-1 (City) | RLM (City) | Single Family Residential |
| West | R-3 (County) | RU (County) | Single Family Residential |

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. Land Use Designation / Comprehensive Plan Policies:

1. Land Use Purpose / Intent:

It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in a low to moderately intensive residential manner, and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities and natural resource characteristics of such areas.

2. Key Standards:

Primary Uses – Residential

Secondary Uses – Residential Equivalent; Institutional; Transportation/ Utility; Public Educational Facility; Ancillary Non-Residential; Recreation/Open Space

3. Relevant Policies:

POLICY LU.1 .1.2

Land use designations on the Future Land Use Map shall be compatible with adjacent and surrounding land uses.

POLICY LU.1.3.1

The City of Pinellas Park will continue to promote redevelopment and urban infill development that is compatible with and supports the integrity and viability of existing residential neighborhoods.

POLICY PW 1.3.1

The Public Works Department shall analyze the condition and adequacy of any water distribution system that the City may inherit through annexation and prepare cost estimates for upgrading those systems to meet City requirements.

POLICY SW.1.3.1

The City shall make available at the time of annexation solid waste collection service or require proof of existing service by a licensed solid waste collection service.

OBJECTIVE ICE.1.8

The City will identify, implement, and coordinate joint planning areas for annexation and provision of services.

POLICY ICE.1.8.1

The City will coordinate with the Pinellas Planning Council, and other jurisdictions as appropriate, to establish a more comprehensive and better-integrated annexation process that will include consideration of the following:

- a. Advance Notices - a procedure that provides for advance notice of all annexations to the respective parties of interest;*
- b. Accurate Legal Descriptions - a means to review and validate the legal descriptions for annexations;*
- c. State Law Compliance - definitions and examples by which to determine compliance with the state law for contiguity, compactness, enclaves, and procedures for annexation agreements/indentures;*
- d. Ability to Serve - pre-determined or administrative means to establish a municipality's ability to serve the area;*
- e. Service Contracts - enabling provisions for Pinellas County and each municipality to enter into mutually acceptable agreements to provide selected services where it is beneficial to the citizenry and cost-effective to do so in lieu of annexation;*
- f. Consistency - a requirement for consistency with the Comprehensive Future Land Use Plan at the time of annexation; and*
- g. Coordination with State Plan Amendment Review Process - to establish eligibility for a waiver of the requirement for plan amendment pursuant to Section 163.3171(3) FS, at the time of annexation.*

4. Staff Analysis:

The proposed City Future Land Use designation of RLM provides for a density that is consistent with the current County Future Land Use category and has been found to be the most compatible with adjacent and surrounding land uses. Additionally, the subject property is located within the boundaries of the Pinellas Park Planning Area Agreement as coordinated with Pinellas County. The subject property is already served by City water, sewer, and solid waste services. Staff finds that the proposed annexation is consistent with the City's adopted Comprehensive Plan.

Zoning District / Land Development Code Standards:

1. Zoning District Purpose / Intent:

The "R-1" Single-Family Residential District is established to support the development and preservation of stable, low-density residential neighborhoods within the City of Pinellas Park. This district is intended to accommodate single-family detached dwellings on individual lots, consistent with the character and scale of surrounding residential areas. The R-1 district promotes a cohesive residential environment with adequate access to public infrastructure and essential services.

This zoning designation is appropriate for areas with a Future Land Use of Residential Low Medium (RLM) and is designed to ensure compatibility with existing neighborhood patterns, while providing opportunities for reinvestment and urban infill in accordance with the City's Comprehensive Plan. The proposed zoning maintains the residential character of the area and aligns with the zoning of nearby annexed properties to the south and east, which also support single-family development.

2. Key Standards:

Sec. 18-1501.13. - ZONING OF ANNEXED PROPERTIES.

Property heretofore or hereafter annexed to the City shall be given the zoning classification which most closely relates to the Pinellas County zoning classification in effect at the time of such annexation, and the Official Zoning Map shall be amended or posted accordingly. Should a petition for annexation include a request for a zoning classification other than that which most closely relates to the Pinellas County zoning classification in effect for said property at the time said petition is filed, City Council may, in its sole discretion: refer said petition to the Planning and Zoning Commission for its recommendation; pass the proposal for said annexation of the property at the zoning requested in the petition; or deny the proposal. Any rezoning of an annexed area shall be consistent with F.S. § 171.062(2), as may be amended from time to time, which provides that if an annexed area was subject to a county land use plan and county zoning or subdivision regulations, these regulations remain in full force and effect until the municipality adopts a comprehensive plan amendment that includes the annexed area.

SECTION 18-1509. - "R-1" SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 18-1509.4. - DIMENSIONAL AND AREA REGULATIONS.

(A) MINIMUM LOT REQUIREMENTS.

1. For lots platted prior to May 20, 1987, the following dimensional regulations shall apply:
 - (a) Lot Area: Six thousand (6,000) square feet.
 - (b) Lot Width: Sixty (60) feet, except on a corner eighty (80) feet is required.
 - (c) Lot Depth: Ninety (90) feet.
2. For lots platted on or after May 20, 1987, the following shall apply:
 - (a) Lot Area: Seventy-five hundred (7,500) square feet.

(b) Lot Width: Seventy-five (75) feet, except on a corner ninety (90) feet is required.

(c) Lot Depth: Ninety (90) feet.

3. Lots not meeting the lot area, width or depth requirements of this Section and having been of record prior to December 10, 1970 may be used for a permitted or conditional use provided that all other dimensional regulations will apply.

(B) MINIMUM YARD SETBACK REQUIREMENTS.

1. For lots platted prior to May 20, 1987, the following shall apply:
 - (a) Front Yard Setback: Twenty (20) feet.
 - (b) Secondary Front Yard Setback: Twenty (20) feet. Where the provisions of Section 18-1504.4, "Nonconforming Lots" apply, the secondary yard may be reduced to a minimum of twelve (12) feet.
 - (c) Side Yard Setback: Minimum of ten (10) feet on one side and six (6) feet on the other side. Side yards on corner lots shall be eight (8) feet on each side. Where the provisions of Section 18-1504.4, "Nonconforming Lots" apply, side yards may be reduced to a minimum of five (5) feet.
 - (d) Rear Yard Setback: Fifteen (15) feet, or ten (10) feet if abutting an alley.
2. For lots platted on or after May 20, 1987, the following shall apply:
 - (a) Front Yard Setback: Twenty-five (25) feet.
 - (b) Secondary Front Yard Setback: Twenty-five (25) feet.
 - (c) Side Yard Setback: Ten (10) feet.
 - (d) Rear Yard Setback: Fifteen (15) feet.
3. For corner, double frontage and multiple frontage lots, see Section 18-1503.7, "Yard Determinations."
4. Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.
5. Refer to Section 18-1504.3(G)(2.) for special yard setbacks to apply for additions to buildings in existence as of August 14, 1997.

(C) MINIMUM LIVEABLE FLOOR AREA.

1. For lots platted prior to May 20, 1987: Eight hundred (800) square feet.
2. For lots platted on or after May 20, 1987: Nine hundred (900) square feet.

(D) MAXIMUM BUILDING HEIGHT. Thirty-five (35) feet. See Section 18-1503.13, "Exclusion from Height Limits", for height limit exclusions.

(E) MAXIMUM LOT COVERAGE. Nonresidential Uses: Fifty-five (55) percent in RU; sixty-five (65) percent in RLM; seventy-five (75) percent in CRD.

(F) FLOOR AREA RATIO.

1. Nonresidential Uses:
 - a. Thirty-hundredths (0.30) in RU.
 - b. Forty-hundredths (0.40) in RLM.
 - c. Thirty five – hundredths (0.35) in CRD.

3. Staff Analysis:

The current zoning designation of the subject property within Pinellas County is Single-Family Residential (R-3), which is consistent with the City's Single-Family Residential (R-1) Zoning District.

Staff finds the R-1 Single-Family Residential Zoning District to be the most appropriate and compatible zoning designation for the subject property.

IV. SUMMARY

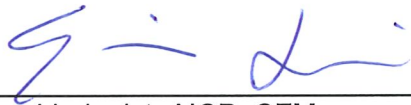
A. Findings

Based on the information and analysis contained in this report, staff finds as follows:

1. The subject property has no outstanding code enforcement violations with Pinellas County.
2. The subject property is contiguous to the City and meets all of the annexation requirements set forth in Florida Statute 171.044.
3. The proposed annexation is consistent with the Land Development Code and the Goals, Objectives, and Policies of the adopted Comprehensive Plan.

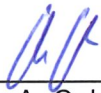
B. Staff Recommendation

Consistent with the above-identified findings, and subject to such additional findings of fact as are established at a public hearing, if applicable, staff recommends **APPROVAL** of case number AX-2025-00004 and LUPA-0625-00005.



Erica Lindquist, AICP, CFM
Planning & Development Services Director

8/22/25
Date



Nick A. Colonna, AICP
Community Development Administrator
or Aaron Petersen, MPA, MBA, CFM
Assistant Community Development Administrator

8/22/2025
Date

V. PLANNING AND ZONING COMMISSION – MOVE TO:

- A. RECOMMEND APPROVAL
- B. RECOMMEND APPROVAL WITH THE FOLLOWING CONDITION(S):
 - That AX-2025-00004 is approved by City Council.
- C. RECOMMEND DENIAL

... of a request designating the parcel as Residential Low Medium (RLM) for the property located at 7201 79th Street.

VI. ATTACHMENTS:

Exhibit A: Application with Legal Description
Exhibit B: Aerial Map
Exhibit C: Future Land Use Map
Exhibit D: Zoning Map
Exhibit E: FIRM Map
Exhibit F: Site Photographs



ADDENDUM

Case Number: AX-2025-00004

V. ACTION

CITY COUNCIL– MOVE TO:

A. APPROVE.

B. APPROVE WITH CONDITIONS:

C. DENY.

...of a request for the Annexation of a parcel located at 7201 79th Street North.

Exhibit A: Application with Legal Description

CITY OF PINELLAS PARK
PLANNING & DEVELOPMENT SERVICES



ANNEXATION APPLICATION

PROPERTY INFORMATION

Street Address: 7201 79th St. N
City: Pinellas Park Zip Code: 33781 State: FL
Parcel ID: 25-30-15-19620-001-0100
Intended Use of Property: Home

PROPERTY OWNER INFORMATION

Owner Name(s): Craig W. Anderson
Street Address: 7201 79th St. N
City: Pinellas Park Zip Code: 33781 State: FL
Phone Number: 727 396-7995 Email Address: CRAIG@19618MSP.COM

AUTHORIZED AGENT (OPTIONAL)

Note: The authorized agent must be specified on the Affidavit of Ownership.

Authorized Agent Name(s): _____
Street Address: _____
City: _____ Zip Code: _____ State: _____
Phone Number: _____ Email Address: _____

ADDITIONAL INFORMATION

Why do you wish to annex? Rather be in City as most
of my neighbors are.

Exhibit A: Application with Legal Description

CITY OF PINELLAS PARK
AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

Craig W. Anderson

being first duly sworn, depose(s) and say(s):

1. That (I am / we are) the owner(s) and record title holder(s) of the following described property:

ADDRESS OR GENERAL LOCATION:

7201 79th St. N

LEGAL DESCRIPTION OF PROPERTY: (Type legal directly on this sheet. If too lengthy, type on separate sheet titled "Exhibit A" and attach.)

2. That this property constitutes the property for which an application is being made to the City of Pinellas Park, Florida for (NATURE OF REQUEST):

3. That the undersigned (has / have) appointed and (does / do) appoint _____ as (his / their) agent(s) to execute any petitions or other documents necessary to affect such application.

4. That this affidavit has been executed to induce the City of Pinellas Park, Florida, to consider and act on the above described property; to include City representatives entering upon the property to make inspections as are necessary to visualize site conditions and/or determine compatibility.

Craig W. Anderson
SIGNED (PROPERTY OWNER 1)

SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF Pinellas



MICHAEL CARLEGLIO
Notary Public
State of Florida
Comm# HH257125
Expires 4/25/2026

(SEAL ABOVE)

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization, this 9 day
of June, 2025.

By Craig W. Anderson, who is
(Name of person acknowledging and title of position)

personally known to me or who has produced

Drivers license as identification and who DID / DID NOT
(Type of identification)
take an oath.

Notary Public, Commission No. HH 257125

Michael Carleglio
(Name of Notary- typed, printed or stamped)

Exhibit A: Application with Legal Description

INST # 95-330459
DEC 28, 1995 3:32PM

PINELLAS COUNTY FLA.
OFF.REC.BK 9205 PG 369

Parcel Identification No:

This Instrument Prepared By and Return to:
JANET L. TATE
SUNCOAST TITLE COMPANY OF FLORIDA INC.
7241 - 49TH STREET NORTH
PINELLAS PARK, FLORIDA 34665
STC #96-234

Grantee S.S. Number:

QUITCLAIM DEED

This Quitclaim Deed, Made this 22nd day of **DECEMBER, A.D. 1995**, Between **CRAIG W. ANDERSON, A SINGLE MAN AND MICHELLE L. JOHNSON, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**, Grantor, and **CRAIG W. ANDERSON, AN UNMARRIED PERSON**, whose address is **7201 79TH STREET NORTH, PINELLAS PARK, FL 34665**, of the County of PINELLAS, State of FL, Grantee.

Witnesseth, that the Grantor, for and in consideration of the sum of **TEN (10) NO/100 (\$10.00)** DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of PINELLAS, State of Florida, to-wit:

LOTS 10 AND 11, BLOCK 1, CROSS BYOU PARK, ACCORDING TO THE MPA OR PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 22, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining (and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, the grantor has hereunto set his/her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Karen D. Cioce
Witness

Karen D. Cioce
Printed Signature

Lori J. Kreisle
Witness

Lori J. Kreisle
Printed Signature

Michelle L. Johnson
MICHELLE L. JOHNSON
7201 79th Street North
Pinellas Park, FL 34665

Documentary Tax Pd. \$ 105.00
Intangible Tax Pd. _____
Karlson F. De Brier, Clerk, Pinellas County
By [Signature] Deputy Clerk

**STATE OF FLORIDA
COUNTY OF PINELLAS**

The foregoing instrument was acknowledged before me this 22nd day of **December, 1995**, by **MICHELLE L. JOHNSON**, who produced a Florida Dr. Lic as identification and did take an oath.

5525 55266 5940

(SEAL)



LORI J. KREISLE
COMMISSION # 455758
EXPIRES APR 26, 1999

NOTARY PUBLIC

Lori J. Kreisle
Printed Notary Signature
My Commission Expires: 4/26/99

Signed, sealed and delivered in our presence:

[Signature]
Witness
Linda R. O'Dell

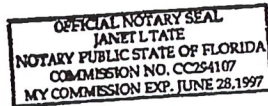
Printed Signature
Janet L. Tate
Witness
Janet L. Tate
Printed Signature

[Signature]
CRAIG W. ANDERSON
7201 79TH STREET NORTH
PINELLAS PARK, FL 34665

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 22nd day of December, 1995, by CRAIG W. ANDERSON, who produced a driver's license as identification and did take an oath.

(SEAL)



[Signature]
NOTARY PUBLIC
Janet L. Tate
Printed Notary Signature
My Commission Expires:

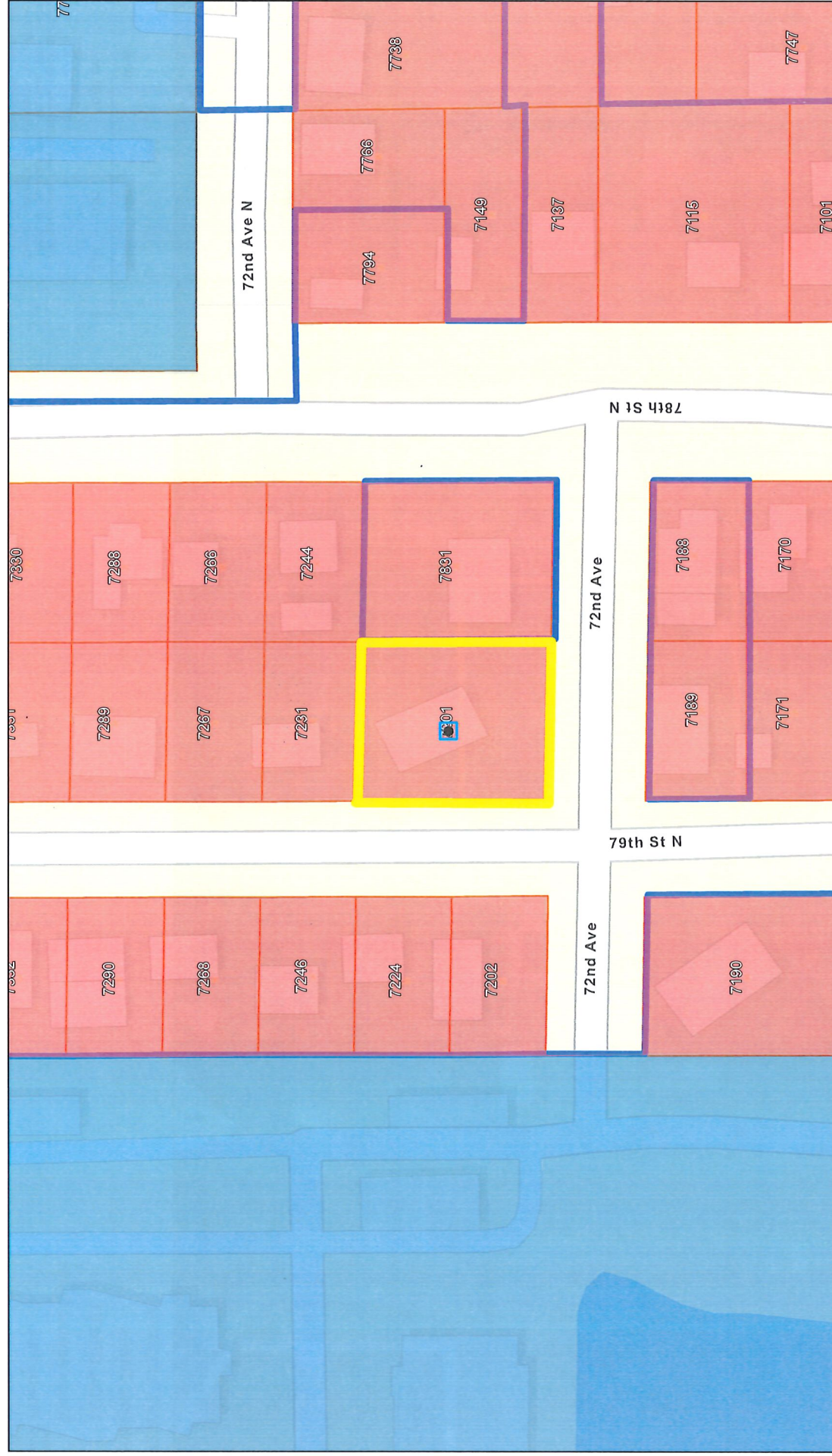
50144983 M&P 12-28-1995 15:24:19
01 DED-CRAIG ANDERSON
RECORDING 1 \$10.50
SOC STAMP - DR219 3 \$105.00
TOTAL: \$115.50
CHECK AMT. TENDERED: \$115.50
CHANGE: \$0.00

Exhibit B: Aerial Map



Exhibit C: Future Land Use Map

Future Land Use Map



6/12/2025, 3:01:55 PM

Future Land Use

RESIDENTIAL LOW MEDIUM

RETAIL & SERVICES

Master Address Points

Pinellas Park

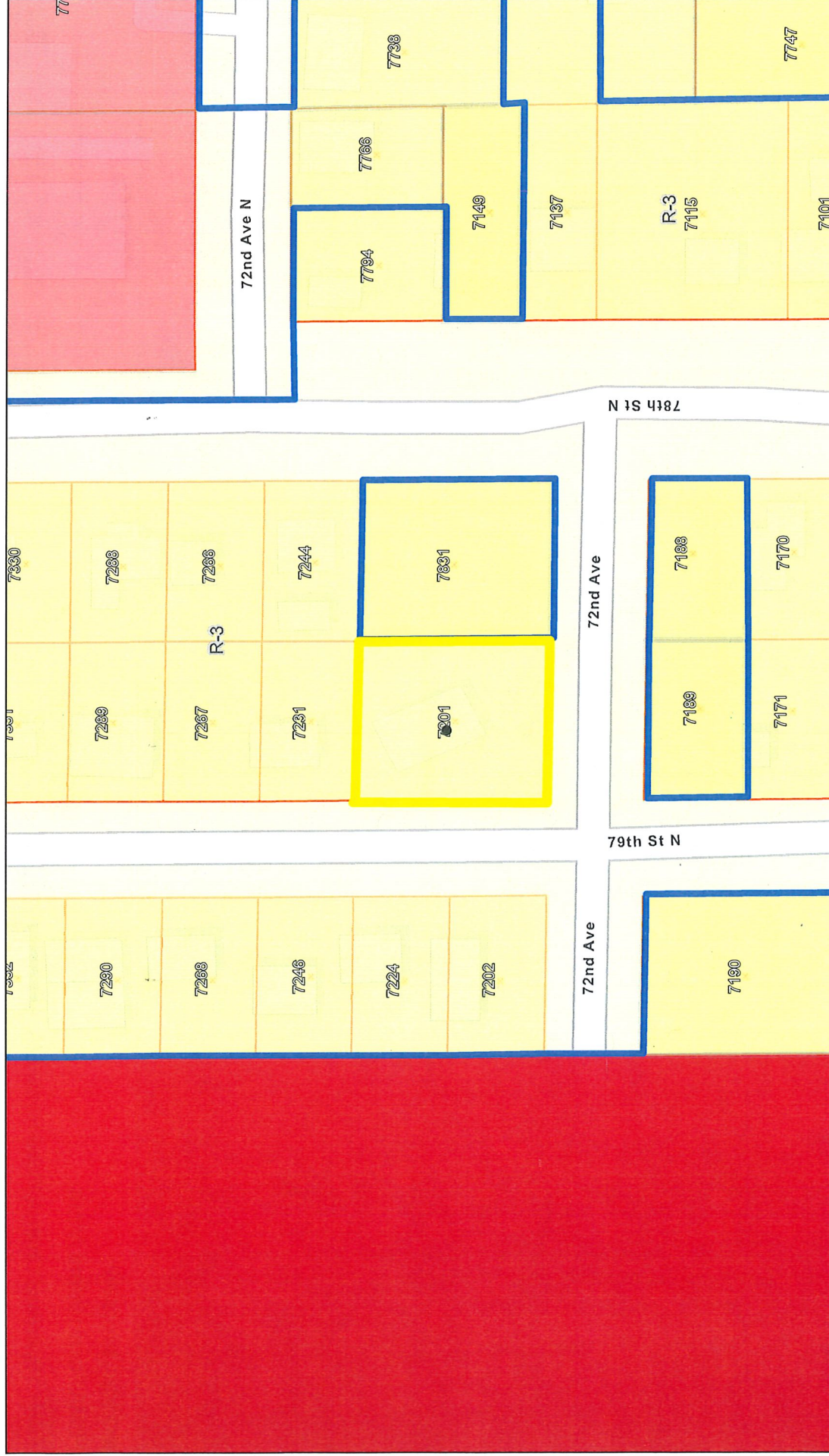
Parcels

Esri Community Maps Contributors, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

 Parcels

Exhibit D: Zoning Map

Zoning Map



6/12/2025, 3:08:55 PM

Zoning (Pinellas Park)

Commercial General - B-1

Heavy Commercial - CH

Single Family Residential - R-1

Single Family Residential - R-3

Master Address Points

Pinellas Park

Unincorporated Zoning

General Retail Commercial And Limited Services - C-2

Single Family Residential (6,000 SF MIN) - R-3

Parcels

1:1,128

0 0.01 0.01 0.03 0.03 mi

0 0.01 0.01 0.03 0.05 km

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ArcGIS Web AppBuilder
Esri Community Maps Contributors, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METINASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS |

Exhibit E: FIRM Map

FIRM Map



6/12/2025, 3:11:22 PM

FEMA Flood Hazard Areas

- 1% Annual Chance Flood Hazard (A, AE, AH, VE)
- 0.2% Annual Chance Flood Hazard (X)

Master Address Points

- Pinellas Park
- Parcels

1:1,128
0 0.01 0.03 0.05 mi
0 0.01 0.03 0.05 km

Esri Community Maps Contributors, County of Pinellas, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METINASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Exhibit F: Site Photographs

Site Photographs at 7201 79th Street N Pinellas Park, FL 33781



Photo Taken from 79th Street N and 72nd Avenue N on the Southwest side facing North.



Photo taken from 72nd Avenue on the Southeast side of the property facing North.

SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 30 SOUTH, RANGE 15 EAST

EXHIBIT "A"

DESCRIPTION AND SKETCH

SUBJECT TAX PARCEL ID: 25-30-15-19620-001-0100
#7201 79TH STREET NORTH, PINELLAS PARK, FL 33781
OFFICIAL RECORDS BOOK 9205, PAGES 0369-0370

LEGAL DESCRIPTION:

LOTS 10 AND 11, BLOCK 1, CROSS BAYOU PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 22, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND TOGETHER WITH A PORTION OF 72ND AVENUE NORTH RIGHT-OF-WAY (60 FOOT WIDE PUBLIC RIGHT-OF-WAY) AND ALSO TOGETHER WITH A PORTION OF 79TH STREET NORTH RIGHT-OF-WAY (60 FOOT WIDE PUBLIC RIGHT-OF-WAY), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 18, BLOCK 3, FIRST ADDITION TO CROSS BAYOU PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE 83 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND RUN THENCE S.00°08'42"W. ALONG THE EAST RIGHT-OF-WAY LINE OF 79TH STREET NORTH A DISTANCE OF 63.58 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18, BLOCK 3, THENCE RUN N.89°51'18"W. ALONG A WESTERLY PROLONGATION OF THE SOUTH LINE THEREOF A DISTANCE OF 30.00 FEET TO THE CENTERLINE OF SAID 79TH STREET NORTH; THENCE RUN N.00°08'42"E. ALONG SAID CENTERLINE A DISTANCE OF 244.13 FEET TO A POINT ON A WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 10, BLOCK 1 OF SAID PLAT OF CROSS BAYOU PARK; THENCE RUN S.88°49'42"E. ALONG SAID WESTERLY PROLONGATION AND NORTH LINE A DISTANCE OF 130.00 FEET TO A POINT; THENCE RUN S.00°08'42"W. ALONG THE EAST LINE OF SAID LOTS 10 AND 11, BLOCK 1 A DISTANCE OF 120.00 FEET TO A POINT ON THE SOUTH LINE OF BLOCK 1; THENCE RUN S.88°49'42"E. ALONG SAID SOUTH LINE A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF LOT 12, BLOCK 1; THENCE RUN S.00°08'42"W. A DISTANCE OF 60.01 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 3, OF SAID PLAT OF FIRST ADDITION TO CROSS BAYOU PARK; THENCE RUN N.88°49'42"W. ALONG THE NORTH LINE OF SAID BLOCK 3 A DISTANCE OF 200.00 FEET TO THE AFORESAID NORTHWEST CORNER OF LOT 18, BLOCK 3 AND THE POINT OF BEGINNING.

CONTAINING 31,313.88 SQUARE FEET OR 0.7189 ACRES MORE OR LESS.

THIS DESCRIPTION AND SKETCH IS BASED ON THE RECORDED PLAT

Basis of Bearings:

NORTH RIGHT-OF-WAY LINE OF 72ND AVENUE
NORTH AS BEING N.88°49'42"W., PER PLAT BOOK
35, PAGE 22.

THIS DESCRIPTION AND SKETCH IS NOT VALID

REVISED: 7/14/25

PREPARED: 6/20/25

FOR: CITY OF PINELLAS PARK AND COMPLETE WITHOUT ALL 3 SHEETS **THIS IS NOT A SURVEY**

This Description and Sketch was prepared without the benefit of a title search and is subject to all easements, rights-of-way, and other matters of record.

NOTE: Description and Sketch not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

Job: 2506-30B
Drawn: DS

I hereby certify that the Description and Sketch represented hereon meets the requirements of Chapter 33-17, Florida Administrative Code.
STATE OF FLORIDA
JOHN O. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. 760

Prepared by:
JOHN C. BRENDLA AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546

SHEET 1 OF 3

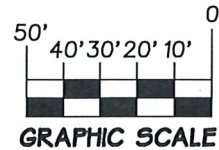
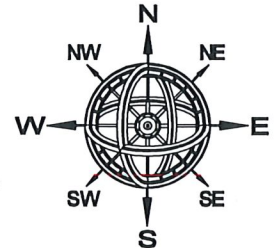
SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 30 SOUTH, RANGE 15 EAST

SKETCH OF DESCRIPTION

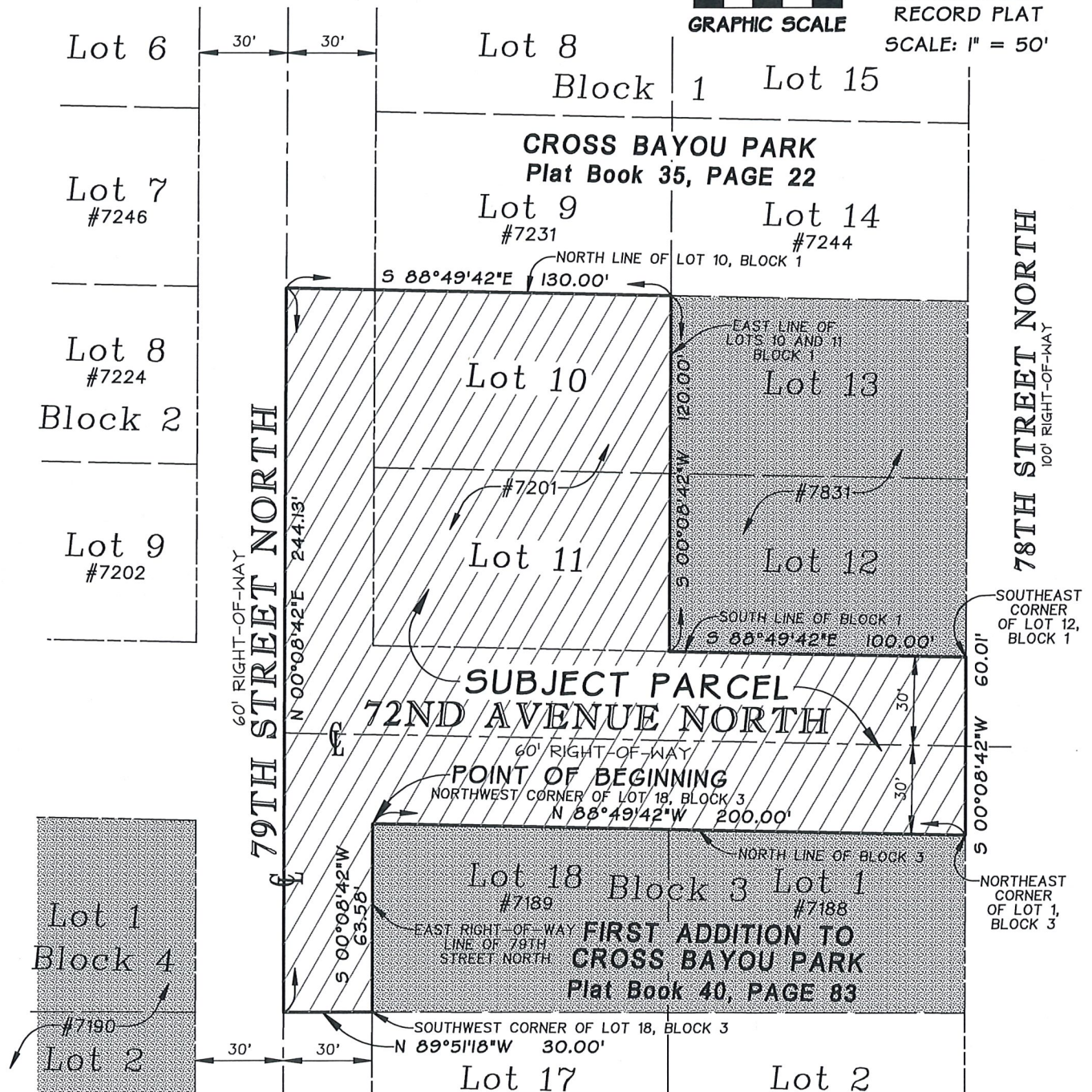
SUBJECT TAX PARCEL ID: 25-30-15-19620-001-0100
#7201 79TH STREET NORTH, PINELLAS PARK, FL 33781
OFFICIAL RECORDS BOOK 9205, PAGES 0369-0370

ABBREVIATIONS:

CL = CENTERLINE



NORTH BASIS:
RECORD PLAT
SCALE: 1" = 50'



Job: 2506-30B
Drawn: DS

FOR: CITY OF PINELLAS PARK

THIS DESCRIPTION AND SKETCH IS NOT VALID
AND COMPLETE WITHOUT ALL 3 SHEETS

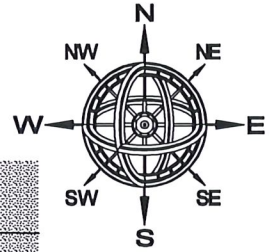
THIS IS NOT A SURVEY

SHEET 2 OF 3

SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 30 SOUTH, RANGE 15 EAST

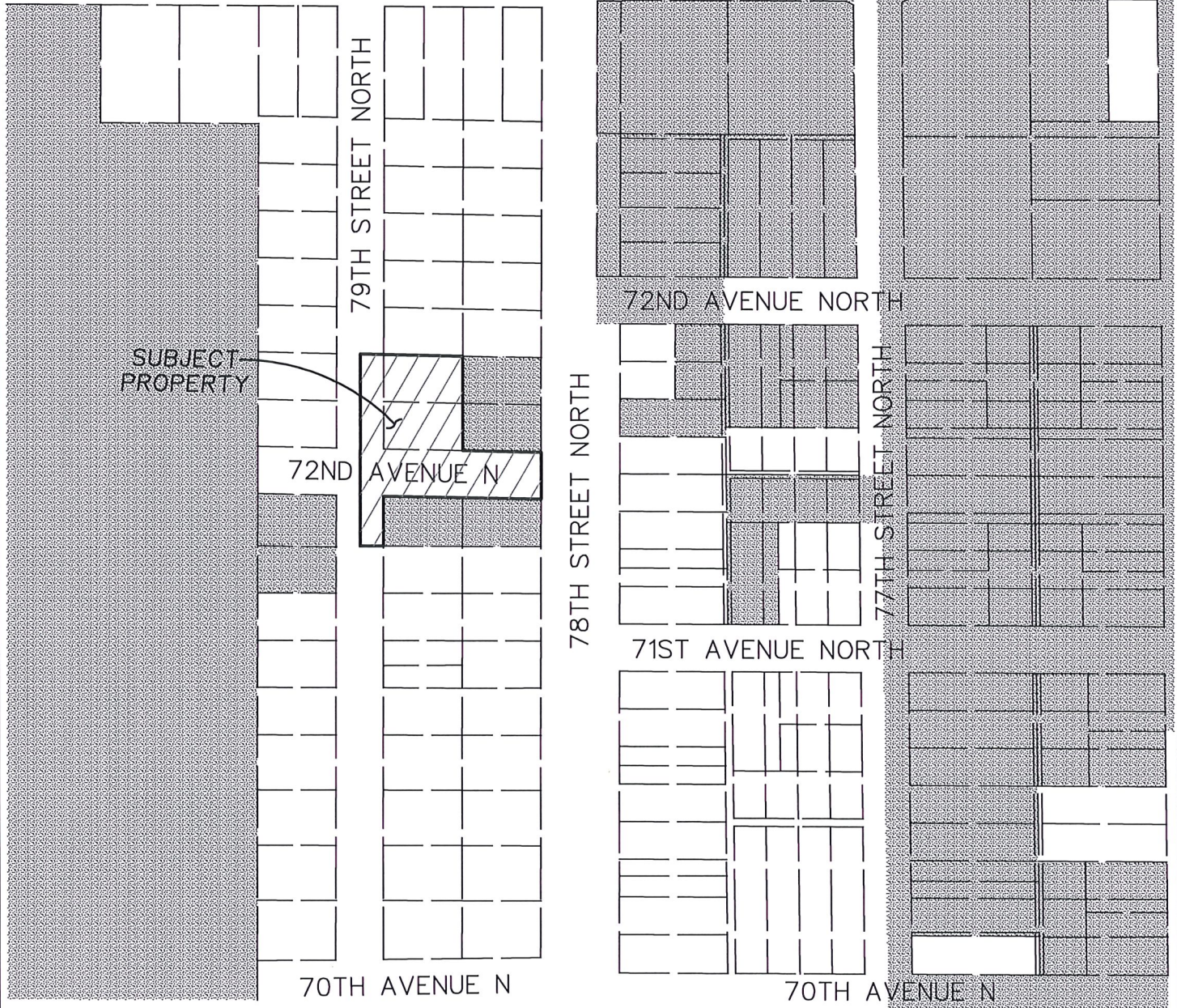
SKETCH OF DESCRIPTION

SUBJECT TAX PARCEL ID: 25-30-15-19620-001-0100
#7201 79TH STREET NORTH, PINELLAS PARK, FL 33781
OFFICIAL RECORDS BOOK 9205, PAGES 0369-0370



NOT TO SCALE

PARK BOULEVARD (74TH AVENUE NORTH)



SUBJECT
PROPERTY

79TH STREET NORTH

72ND AVENUE N

78TH STREET NORTH

72ND AVENUE NORTH

77TH STREET NORTH

71ST AVENUE NORTH

70TH AVENUE N

70TH AVENUE N



LANDS ANNEXED BY THE
CITY OF PINELLAS PARK

FOR: CITY OF PINELLAS PARK

THIS IS NOT A SURVEY

THIS DESCRIPTION AND SKETCH IS NOT VALID
AND COMPLETE WITHOUT ALL 3 SHEETS

SHEET 3 OF 3